

**GREATER BIRMINGHAM AND BLACK COUNTRY HOUSING MARKET AREA (GBBCHMA) POSITION STATEMENT ADDENDUM, DECEMBER 2021**

1. The purpose of this addendum is to update the third Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Position Statement that was published in September 2020 (PS 3). This earlier document covered the period 2011 – 2031 and included housing capacity and need as at 2018/19; this addendum updates the position as at 2019/20. The reporting format mirrors that used in the GL Hearn / Wood Strategic Growth Study (SGS).
2. All data has been provided and verified by the 14 GBBCHMA local planning authorities. The 2019/20 data is directly comparable with the 2018/19 data published in the third Position Statement as it incorporates the local non implementation discounts (Table 4 in PS3). The 2020 summary data by supply category is shown in table 1 below.

**GBBCHMA summary of land supply by category**

**Table 1: GBBCHMA land supply summary (31<sup>st</sup> March 2020)**

|  | <b>SGS Baseline<br/>(2011-31)</b> | <b>2017 published<br/>(2011-31)</b> | <b>2017 Update (revised)<br/>(2011-31)</b> | <b>2019<br/>(2011-31)</b> | <b>2020<br/>(2011-31)</b> |
|--|-----------------------------------|-------------------------------------|--|---------------------------|---------------------------|
| Total Supply                           | 191,654                           | 197,283                             | 199,238                                    | 205,382                   | 201,677                   |
| of which:                              |                                   |                                     |  |                           |                           |
| Completions                            | 35,016                            | 40,092                              | 40,092                                     | 63,383                    | 75,607                    |
| Sites with planning permission         | 55,759                            | 61,211                              | 61,508                                     | 61,058                    | 54,615                    |
| Allocations in adopted plans           | 49,485                            | 41,740                              | 42,230                                     | 36,007                    | 27,802                    |
| Proposed allocations in emerging plans | 19,443                            | 19,101                              | 19,101                                     | 11,413                    | 11,274                    |
| Additional urban supply                | 17,114                            | 18,811                              | 19,989                                     | 19,410                    | 19,784                    |
| Windfalls                              | 14,837                            | 16,318                              | 16,318                                     | 14,111                    | 12,595                    |

3. The 2019/20 data shows that dwelling capacity has fallen from 205,382 to 201,677 (-3,705), in the main this is due to the Black Country removing further occupied employment land from its estimates of land supply as the preparation of the Black Country Plan progressed. Table 2 shows changes in capacity over time by local authority. A full schedule of capacity identified by local authorities is included as Appendix 1.

Table 2: GBBCHMA Change in supply by Local Authority (SGS Baseline – 2020)

|                     | SGS baseline   | 2017 Position Statement (YE 2017) | YE 2019 Position Statement (YE 2019) | YE 2020 Position Statement (YE 2020) | Change SGS baseline to 2020 | % change SGS baseline to 2020 |
|---------------------|----------------|-----------------------------------|--------------------------------------|--------------------------------------|-----------------------------|-------------------------------|
| Birmingham          | 51,458         | 56,598                            | 65,400                               | 67,529                               | 16,071                      | 31%                           |
| Bromsgrove          | 5,099          | 5,099                             | 5,335                                | 5,441                                | 342                         | 7%                            |
| Cannock Chase       | 4,615          | 4,920                             | 4,969                                | 5,597                                | 982                         | 21%                           |
| Dudley              | 17,918         | 18,911                            | 17,514                               | 16,420                               | - 1,498                     | -8%                           |
| Lichfield           | 10,973         | 10,973                            | 11,287                               | 10,155                               | - 818                       | -7%                           |
| North Warwickshire  | 9,060          | 9,060                             | 9,071                                | 9,920                                | 860                         | 9%                            |
| Redditch            | 7,488          | 7,488                             | 7,329                                | 7,449                                | - 39                        | -1%                           |
| Sandwell            | 19,930         | 20,252                            | 14,824                               | 11,460                               | - 8,470                     | -42%                          |
| Solihull            | 15,717         | 15,795                            | 17,273                               | 16,959                               | 1,242                       | 8%                            |
| South Staffordshire | 3,493          | 3,493                             | 4,090                                | 4,438                                | 945                         | 27%                           |
| Stratford on Avon   | 16,713         | 16,569                            | 16,624                               | 16,082                               | - 631                       | -4%                           |
| Tamworth            | 4,495          | 4,495                             | 5,267                                | 4,913                                | 418                         | 9%                            |
| Walsall             | 10,879         | 10,879                            | 12,155                               | 12,595                               | 1,716                       | 16%                           |
| Wolverhampton       | 13,816         | 14,706                            | 14,244                               | 12,719                               | - 1,097                     | -8%                           |
| Black Country       | 62,543         | 64,748                            | 58,737                               | 53,194                               | - 9,349                     | -15%                          |
| <b>Total</b>        | <b>191,654</b> | <b>199,238</b>                    | <b>205,382</b>                       | <b>201,677</b>                       | <b>10,023</b>               | <b>5%</b>                     |

#### Calculating the shortfall

- Table 3 shows the impact of this change in capacity on the shortfall and indicates that it has now risen to 6,302 from 2,597 (+3,705). As with PS3, Stratford-on-Avon and North Warwickshire straddle the GBBCHMA and the Coventry and Warwickshire Housing Market Area (CWHMA). Consequently, their entire supply of housing land cannot be assumed to meet GBBCHMA needs. Like Birmingham, Coventry was not able to meet its Objectively Assessed Need within its administrative boundary and has signed a Memorandum of Understanding (MoU) with the Warwickshire Districts to distribute this. The agreed MoU states that 2,880 dwellings in Stratford-on-Avon and North Warwickshire's local plans are to meet unmet needs within the CWHMA. Therefore, this contribution must be deducted from the GBBCHMA housing land supply (2011-31).

**Table 3: GBBCHMA Change in Shortfall SGS Baseline - 2020**

|  | <b>SGS Baseline (2011 – 31)</b> | <b>2017 update published (2011 - 31)</b> | <b>2017 Update revised (2011 - 31)</b> | <b>2019 (2011 - 31)</b> | <b>2020 (2011 -31)</b> |
|--|---------------------------------|--|--|-------------------------|------------------------|
| GBBCHMA Housing Need (Strategic Growth Study baseline) | 205,099                         | 205,099                                  | 205,099                                | 205,099                 | 205,099                |
| Contribution to CWHMA                                  | -2880                           | -2880                                    | -2880                                  | -2880                   | -2880                  |
| Minimum housing requirement                            | 207,979                         | 207,979                                  | 207,979                                | 207,979                 | 207,979                |
| Supply baseline  | 191,654                         | 197,283                                  | 199,238                                | 205,382                 | 201,677                |
| <b>Total shortfall</b>                                 | <b>16,325</b>                   | <b>10,696</b>                            | <b>8,741</b>                           | <b>2,597</b>            | <b>6,302</b>           |

### Local Plan reviews

- Appendix 2 sets out the position regarding local plan reviews as at October 2021. The South Staffordshire, Lichfield and Cannock Plans have now firmed up commitments towards the HMA shortfall as summarised in table 4. These figures are not yet reflected in tables 1 -3, which only extend until 1<sup>st</sup> April 2020, but the capacity will feature in future years monitoring. This is verified by there being no entries in the 'emerging capacity' category for those authorities in Appendix 1. Wider HMA contributions from North Warwickshire and Solihull are captured in the data in tables 1 – 3.

**Table 4: GBBCHMA pending further contributions**

| <b>Local Plan</b>                   | <b>Timeframe</b> | <b>GBBCHMA contribution</b>             |
|-------------------------------------|------------------|---|
| Lichfield (Regulation 19)           | 2018 -40         | 2,665 (2000 to Black Country post 2027) |
| Cannock (Regulation 18)             | 2018-38          | 500                                     |
| South Staffordshire (Regulation 18) | 2018-38          | 4,000                                   |

### Contributions from beyond the GBBCHMA

- In line with the SGS, the principal focus of this statement is the GBBCHMA. It is evident, however, that HMAs are not hermetically sealed and that there are population flows between them. The local planning authorities of Telford and Wrekin, and Shropshire, which neighbour the GBBCHMA, have defined separate, single authority HMAs. The adopted plans for both authorities do not make any direct provision to accommodate any of the GBBCHMA shortfall but the Shropshire Plan<sup>1</sup> submitted for examination (July 2021) proposes a contribution of 1,500 dwellings towards the Black Country shortfall. Work on the Telford and Wrekin Local Plan review has been paused in the light of the Government's Planning White Paper<sup>2</sup>

<sup>1</sup> <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/>

<sup>2</sup> [Introduction - Review of the Telford & Wrekin Local Plan - Telford & Wrekin Council](#)

GBBCHMA - Land supply summary table 2011 - 31 (as at 1st April 2020)

|  | Birmingham | Bromsgrove | Cannock Chase | Dudley | Lichfield | North warwickshire | Redditch | Sandwell | Solihull | South Staffordshire | Stratford on Avon | Tamworth | Walsall | Wolverhampton | Total   |
|--|------------|------------|---------------|--------|-----------|--------------------|----------|----------|----------|---------------------|-------------------|----------|---------|---------------|---------|
| <b>Sites with planning permission</b>                          | 19,995     | 473        | 1,359         | 2,845  | 4,970     | 1,283              | 654      | 2,756    | 2,782    | 1,890               | 6,578             | 2,412    | 2,403   | 4,215         | 54,615  |
| <b>Allocations - Adopted Plans</b>                             | 8,584      | 1,871      | 85            | 4,420  | 1,434     | -                  | 4,511    | 1,602    | 952      | 289                 | 1,260             | 482      | 1,281   | 1,031         | 27,802  |
| <b>Proposed Allocations - (current SADs / new Local Plans)</b> | -          | -          | -             | -      | -         | 6,239              | -        | -        | 4,770    | -                   | 265               | -        | -       | -             | 11,274  |
| <b>Additional Urban Supply</b>                                 | 12,071     | 102        | 1,213         | 1,686  | -         | 5                  | 127      | -        | 1,721    | -                   | -                 | -        | 2,209   | 650           | 19,784  |
| <b>Windfall</b>  | 4,185      | 360        | 54            | 1,408  | 366       | 600                | 84       | 864      | 1,800    | 240                 | 370               | 440      | 768     | 1,056         | 12,595  |
| <b>Completions 2011/2 - 19/20 (9 years)</b>                    | 22,694     | 2,635      | 2,886         | 6,061  | 3,385     | 1,793              | 2,073    | 6,238    | 4,934    | 2,019               | 7,609             | 1,579    | 5,934   | 5,767         | 75,607  |
| <b>Total</b>   | 67,529     | 5,441      | 5,597         | 16,420 | 10,155    | 9,920              | 7,449    | 11,460   | 16,959   | 4,438               | 16,082            | 4,913    | 12,595  | 12,719        | 201,677 |
| <b>Estimated land supply 20/21 - 30/31 (11 years)*</b>         | 44,835     | 2,806      | 2,711         | 10,359 | 6,770     | 8,127              | 5,376    | 5,222    | 12,025   | 2,419               | 8,473             | 3,334    | 6,661   | 6,952         | 126,070 |

**SUMMARY OF GBBCHMA shortfall and potential contributions (December 2021)**

| Local Authority     | Plan timeframe | Published dwelling shortfall | Latest published document and link   | Next key stages  |
|---------------------|----------------|------------------------------|--|--|
| Birmingham          | 2011 31        | 37,900                       | <p>The Birmingham Development Plan was adopted in January 2017.</p> <p>The 2019 Local development Scheme was superseded in June 2021 and the accompanying Cabinet recommendation endorsed the review of the 2017 Birmingham Development Plan.</p> <p><a href="https://birmingham.cmis.uk.com/Birmingham/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=u2%2bLjX%2bm8RKpAVOOGhc3m8wnOwqYVM272WYksgG10QNrU6GL2UyMDg%3d%3d&amp;rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNIh225F5QMaQWctPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&amp;mCTIbCubSFfXsDGW9IXnl%3d%3d=hFfIUdN3100%3d&amp;kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d&amp;uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&amp;FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&amp;d9Qji0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&amp;WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&amp;WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJFf55vVA%3d">https://birmingham.cmis.uk.com/Birmingham/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=u2%2bLjX%2bm8RKpAVOOGhc3m8wnOwqYVM272WYksgG10QNrU6GL2UyMDg%3d%3d&amp;rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNIh225F5QMaQWctPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&amp;mCTIbCubSFfXsDGW9IXnl%3d%3d=hFfIUdN3100%3d&amp;kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d&amp;uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&amp;FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&amp;d9Qji0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&amp;WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&amp;WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJFf55vVA%3d</a></p> | <p>Issues and Options (Regulation 18): June /July 2022</p> <p>Preferred Option (Regulation 19): May / June 2023</p> <p>Submission for examination: November / December 2024</p> <p>Adoption: December 2025</p> |
| Black Country       | 2018/39        | 28,239                       | <p>Regulation 18 plan published for consultation in August 2021. The overall dwelling need is 76,076 of which 47,837 can be accommodated leaving a shortfall of 28,239 homes.</p> <p><a href="https://blackcountryplan.dudley.gov.uk/t2/p5/">https://blackcountryplan.dudley.gov.uk/t2/p5/</a></p>   | <p>Regulation 19 draft Publication Plan: August/ September 2022.</p> <p>Submission Plan: March 2023</p> <p>Examination: March 2023/March 2024</p> <p>Adoption: April 2024</p>                                  |
| <b>Total</b>        |                | <b>66,139</b>                |  |  |
|                     |                | <b>Dwelling contribution</b> |  |  |
| South Staffordshire | 2018-38        | 4,000                        | Local Development Scheme published July 2020   | <p>Publication: Summer 2022</p> <p>Submission: Winter 2022</p>   |

|                        |           |  |  |  |
|------------------------|-----------|--|--|--|
|                        |           |  | <p><a href="https://www.sstaffs.gov.uk/doc/181628/name/LDS%20June%202020%20Final%20for%20Website.pdf/">https://www.sstaffs.gov.uk/doc/181628/name/LDS%20June%202020%20Final%20for%20Website.pdf/</a></p> <p>The draft Preferred Options plan considered by Members at Overview and Scrutiny Committee on Tuesday 28 September 2021.</p> <p><a href="https://www.sstaffs.gov.uk/doc/182645/name/APP%20A%20LOCAL%20PLAN%20PREFERRED%20OPTIONS%20CONSULTATION%200921.pdf/">https://www.sstaffs.gov.uk/doc/182645/name/APP%20A%20LOCAL%20PLAN%20PREFERRED%20OPTIONS%20CONSULTATION%200921.pdf/</a> . This includes a housing requirement of 8,881 of which 4,000 is to meet the GBBCHMA shortfall.</p>                                       | <p>Examination: Spring 2023<br/>Adoption: Winter 2023</p>  |
| Lichfield (review)     | 2018-40   | 2,655<br>(2,000 for Black Country post 2027) | <p>LDS revised April 2021</p> <p><a href="https://www.lichfielddc.gov.uk/downloads/file/1918/local-development-scheme-2021">https://www.lichfielddc.gov.uk/downloads/file/1918/local-development-scheme-2021</a></p> <p>Proposed publication document issued for consultation, July 2021</p> <p><a href="https://www.lichfielddc.gov.uk/downloads/file/1928/local-plan-2040-publication-document">https://www.lichfielddc.gov.uk/downloads/file/1928/local-plan-2040-publication-document</a></p> <p>Policy SP1 of the Regulation 19 document proposes 7,062 dwellings to meet local need and 2,655 dwellings to meet wider HMA needs. Paragraph 4.22 states that 2,000 of this is specifically to meet the Black Country shortfall.</p> | <p>Submission: Autumn 2021<br/>Examination: Winter 2021/22<br/>Adoption: Autumn 2022</p>                   |
| Cannock Chase (review) | 2018-38   | 500  | <p>Local Development Scheme published April 2021</p> <p><a href="https://www.cannockchasedc.gov.uk/sites/default/files/lds_2021.pdf">https://www.cannockchasedc.gov.uk/sites/default/files/lds_2021.pdf</a></p> <p>Local Plan Preferred Option issued for consultation, March 2021.</p> <p><a href="https://www.cannockchasedc.gov.uk/sites/default/files/cannock_chase_local_plan_review_preferred_options_consultation_document.pdf">cannock_chase_local_plan_review_preferred_options_consultation_document.pdf (cannockchasedc.gov.uk)</a></p> <p>Provision for 6016 dwellings, 500 of which contribute to the GBBCHMA shortfall</p>   | <p>Regulation 19 pre submission: Winter 2021/22<br/>Examination: Winter 2022<br/>Adoption: Summer 2023</p> |
| Solihull (review)      | 2020 - 36 | 2,105  | <p>Local Development Scheme revised January 2020</p> <p><a href="https://www.solihull.gov.uk/sites/default/files/migrated/Planning_Local_Development_Scheme_Jan_2020.pdf#:~:text=1.%20A%20Local%20Development%20Scheme%28LDS%29%20is%20prepared%20by,principal%20statutory%20development%20plan%20document%20for%20the%20Borough.">https://www.solihull.gov.uk/sites/default/files/migrated/Planning_Local_Development_Scheme_Jan_2020.pdf#:~:text=1.%20A%20Local%20Development%20Scheme%28LDS%29%20is%20prepared%20by,principal%20statutory%20development%20plan%20document%20for%20the%20Borough.</a></p> <p>Local Plan review examination hearings commenced September 2021.</p>  | <p>Examination hearings ongoing</p>  |

|                             |                       |                  |   |   |
|-----------------------------|-----------------------|------------------|---|---|
|                             |                       |                  | <a href="https://www.solihull.gov.uk/Planning-and-building-control/Local-Plan-Review">https://www.solihull.gov.uk/Planning-and-building-control/Local-Plan-Review</a>   |   |
| North Warwickshire (review) | 2014-2033             | 3,790 + 620      | <p>Local Plan adopted September 2021</p> <p><a href="https://www.northwarks.gov.uk/downloads/file/8839/local_plan_adopted_september_2021">https://www.northwarks.gov.uk/downloads/file/8839/local_plan_adopted_september_2021</a></p> <p>Plan examination commenced September 2018. Makes a direct 10% contribution to BDP shortfall (3,790 which includes 500 to meet unmet Tamworth need), plus an additional 940 above own demographic need for workforce / economic uplift apportioned 65% GBBCHMA / 35% C&amp;WHMA (620/320). Principles of latter tested through Warwick District Council and Coventry City Council examination hearings.</p>   |   |
| Bromsgrove (review)         | 2023-40 (provisional) | To be determined | <p>District Plan Review Update and Call for Sites Consultation (September 2019). Yet to be determined what share of shortfall to be tested / accommodated.</p> <p>New LDS published 2021</p> <p><a href="https://www.bromsgrove.gov.uk/media/7087629/BDC-LDS-2021.pdf">https://www.bromsgrove.gov.uk/media/7087629/BDC-LDS-2021.pdf</a></p>   | <p>Preferred Option: June / July 2022</p> <p>Submission Plan: June July 2022/23</p> <p>Submission Plan: September 2023</p> <p>Examination: November 2023</p> <p>Adoption: May 2024</p>  |
| Stratford on Avon (adopted) | 2011-2031             | 2,720 + 265      | <p>A Site Allocations Plan Preferred Option has been published following adoption of the Core Strategy in 2016</p> <p><a href="https://www.stratford.gov.uk/planning-building/sap-preferred-options-cabinet-version.cfm">https://www.stratford.gov.uk/planning-building/sap-preferred-options-cabinet-version.cfm</a> .This identifies capacity for a further 3,130 homes for reserve purposes, including contributing towards housing arising from outside Coventry &amp; Warwickshire. Policy SAP4 identifies sites to meet GBBCHMA needs with para. 2.2.42 stating that there is capacity for 265 homes.</p> <p>The Core Strategy is being reviewed via the South Warwickshire Local Plan in conjunction with Warwick District Council. A Scoping and Call for Sites document was published for consultation in May 2021.</p> <p><a href="https://www.southwarwickshire.org.uk/doc/210268/name/J25287%20South%20Warwickshire%20Local%20Plan%202021%20v3.pdf">https://www.southwarwickshire.org.uk/doc/210268/name/J25287%20South%20Warwickshire%20Local%20Plan%202021%20v3.pdf</a></p> | <p>Site Allocations Plan</p> <p>Preferred Options Consultation October: 2020</p> <p>Proposed Submission Consultation April 2021</p> <p>Submission to for examination: December 2021</p> <p>Examination: Spring 2022</p> <p>Adoption: Summer 2022</p> <p>A revised LDS is expected to be published in December 2021.</p> |
| Tamworth                    |                       | N/A              | <p>Revised Local Development Scheme published July 2021</p> <p><a href="https://www.tamworth.gov.uk/sites/default/files/misc_docs/2021%20-%202024%20Local%20Development%20Scheme%20v1_0.pdf#:~:text=The%20Local%20Development%20Scheme%20%28LDS%29%20forms%20part%20of,longer-">https://www.tamworth.gov.uk/sites/default/files/misc_docs/2021%20-%202024%20Local%20Development%20Scheme%20v1_0.pdf#:~:text=The%20Local%20Development%20Scheme%20%28LDS%29%20forms%20part%20of,longer-</a></p>  | <p>Issues &amp; Options consultation: Spring 2022</p> <p>Preferred Option Consultation: (non-statutory stage)</p> <p>Early 2023</p> <p>Pre-Submission (Regulation 19) consultation:</p>   |

|                       |         |        |   |   |
|-----------------------|---------|--------|---|---|
|                       |         |        | <a href="#">term%20programme%20for%20document%20preparation%20beyond%20three%20years.</a>   | Late 2023/Early 2024<br>Submission: Late 2024 |
| Redditch<br>(adopted) | 2011-30 | N/A    | Redditch has shortfall of 3,600 dwellings, which is been met through the adopted Bromsgrove local plan. A revised Local Development Scheme is currently being prepared and will be published later in the year. The timetable will reflect the work that is necessary to ensure a comprehensive review of the Plan, including a proportionate evidence base |   |
| Total                 |         | 13,935 |   |   |